## MINUTES OF THE HERITAGE PRESERVATION COMMISSION

CITY OF SAINT PAUL, MINNESOTA

Lower Level – Room 41, City Hall/Court House, 15 West Kellogg Boulevard August 25, 2011

Present: Richard Dana, Robert Ferguson, Jennifer Haskamp, Renee Hutter, Rich Laffin,

Steve Trimble, Matt Mazanec,

Absent: Mark Thomas (excused), John Manning (excused), Matt Hill (excused), Diane Trout-

Oertel (excused), David Riehle (excused)

Staff Present: Amy Spong, Christine Boulware, Becky Willging

## **PUBLIC HEARING MEETING**

I. CALL TO ORDER: 5:05 by Commissioner Laffin

**II. APPROVAL OF THE AGENDA:** Commissioner Dana motioned to approve the agenda, Commissioner Ferguson seconded the motion. The motion passed 7-0.

III. CONFLICTS OF INTEREST: None stated.

IV. CHAIR'S ANNOUNCEMENTS: Commissioner Laffin said that he was sitting in for Chair Manning who is out of town.

V. STAFF ANNOUNCEMENTS: Staff Spong said that they received a final draft of the Greater Lowertown Master Plan and that comments will be submitted early next week. She said that the document will go in front of the commission for review and comment in October during the Planning Commission's 30-day comment period. She said that the Legacy Grant has deadlines coming up in the fall, but that staff doesn't have plans to apply for any at this time. She said that there was an article in the Villager that referenced the Minnesota Milk Company building and that Aurora St. Anthony is looking at redevelopment that involves possible only saving parts of the building. She said she would like to have an historic structures report done and discussions with the HPC.

## VI. PERMIT REVIEW/PUBLIC HEARINGS:

**A. 270 Maria Avenue, Dayton's Bluff Historic District,** by Cannon Construction, Inc., for a building permit to alter enclosed front porch, replace three windows on the façade and replace/repair siding, trim and decorative features at the residence. **HPC File #11-023** (Boulware, 266-6715)

Staff read the staff report recommending conditional approval. She showed pictures of the house and noted areas of interest. Commissioner Laffin asked if the applicants had selected a window manufacturer. Staff said she didn't know, but that the designer and homeowners were present. Commissioner Mazanec asked how much the window sill was proposed to be raised. Staff replied only 1-2 inches. Commissioner Laffin said that 4 inches is normally recommended below the sill. The designer, Mr. Dennis Kalow, approached the commission and said that the windows he found were Marvin double-hung without window trim. He will match the window trim himself. He said that the area below the upper window sills is completely degraded and that he plans to raise the sills 1-1.5 inches and run new flashing underneath the new sill. He said that the size of the windows will be replicated on the enclosed porch. Commissioner Laffin said that the muntin should be 7/8 width, and Mr. Kalow said that he thought it was 1.25 inches but he would recheck it. Commissioner Dana asked if they were retaining the roof framing. Mr. Kalow said yes, nothing would be changed on the roof. Commissioner Laffin said that the muntin bar did appear to be 1.25

inches. He asked if paired double-hungs would go in place of the slider and the casements. Mr. Kalow said yes and they'll replicate the windows going in up top. Commissioner Ferguson said he approved of the proposed door. Mr. Kalow said that a transom will go above the door, and that the corbels on the roof returns will be duplicated on either side of the door. He said he can duplicate the crown molding and can get an exact match. Commissioner Laffin asked if the staff recommendations were acceptable. Mr. Kalow said yes, and that he had talked about screens with staff and they had planned on that anyway. Staff said that they would update the scope. Commissioner Laffin asked if there were any written testimonies received. Staff replied no. Commissioner Mazanec made a motion to approve the proposal based on staff recommendations. Commissioner Timble seconded the motion. The motion was passed 7-0.

**B. 563 Laurel Avenue, Unit 2, Hill Historic District,** by George Abrahams and Marty Smith, owners, for a building permit to replace four non-original casement windows with casement windows in a multi-unit building. **HPC File #11-024** (Spong, 266-6614)

Staff Spong read the staff report, recommendations, and conditions. She said that a few condo associations have put together window master plans that were approved by the HPC. and staff is able to sign off on future applications based on the conditions set forth and approved by the commission. Commissioner Dana asked if the image on display was the west side of the building where the proposed windows were located. Staff Spong said yes, but the applicant corrected the image, saying it was the front four. Staff Spong said that the image on display was sent by the contractor, who withdrew the application, and now the homeowners were now acting as the applicant. Commissioner Haskamp asked how many windows had been replaced on the front facade over time. Staff Spong said that the staff report only shows how many permits were on file for window replacement. Commissioner Haskamp clarified that the list was for the whole building and not just for the front facade. Staff Spong said yes it was for the whole building. Commissioner Laffin referred to the staff report dated 2010, and said that it sounds like staff is willing to approve the new windows in hopes of gaining a window master plan or window schedule. Staff Spong said yes and that staff wants direction from the board. The applicants, George Abrahams and Marty Smith. approached the commission. Ms. Smith noted number 3 of item 7 in the staff report, and said that it wasn't correct. She mentioned a letter that was submitted by another owner that stated otherwise, and said that it needed to be distributed. Staff Spong said that the letter was received today, and that it will be distributed to the commission during the public hearing portion. Ms. Smith said that there are 22 windows in their unit, and that the windows are replaced by the individual owner, and that according to bylaws, the windows must match the rest of the building. She said that there was no directive from the condo association as to the timing of the replacement or which manufacturer should be used. Commissioner Laffin said that the lack of directive might explain why 30-year old windows need replacing. Mr. Abrahams said that another resident, Erika Hermann who sent in the letter, has five more windows that still need to be replaced. Mr. Abrahams said that they weren't in a position to make a commitment on behalf of the other condo owners, and that there are nine owners who would have to sit down and make a collective decision about a master plan and what it would include. Commissioner Dana said he was reading Peter Carlsen's letter that said they were four windows on the non-primary facade. Dana asked for clarification on which windows were being referred to. Commissioner Laffin said they were on the side yard facing to the west. Ms. Georgann Burns of 561 Laurel approached the commission and testified in favor of the proposal. Mr. Peter Carlsen also approached the commission and testified in favor of the proposal. Commissioner Dana asked Mr. Carlsen if he would support the application if it was to replace the casement windows with double-hungs. Mr. Carlsen said he probably wouldn't care, they aren't proposing to change

the masonry hole in the wall and that these windows are on a non-primary side. Staff Spong said that an additional letter from Erika Hermann was received today. Commissioner Hutter asked for clarification on the staff recommendation. Staff Spong said that she was anticipating a more comprehensive master plan from the condo association stating how they want to move forward in the future and how they are going to advise future homeowners. The HPC would review and approve that plan and staff could review and approve future requests. Commissioner Haskamp asked the condo owners if the homeowners association had a set of rules that must be followed and if they could add a window schedule to those rules. Mr. Abrahams said that what they are likely to come up with is to replace casement with casement, so he doesn't understand what the purpose of the plan would be. Commissioner Haskamp said that it would allow for staff to approve the applications for casement instead of having to send them to the HPC. Mr. Abrahams asked if this approval would set a precedent for future applications. Commissioner Haskamp said that they are trying to get formal documentation. Staff Spong said that many condo associations work with someone to create that plan and they go to the HPC with how they want to proceed. Ms. Burns asked if there were guidelines in place to create such a document. Staff Spong said they have a window schedule format, and that she could show them a former condo master plan. Staff Boulware listed other condo associations that have put together window master plans. Commissioner Laffin agreed that it would be hard to go back to double-hungs since the process could span over a lengthy period of time. Commissioner Dana asked if the matter of window replacement goes in front of the condo association for any reason. Mr. Abrahams said no, that the decision is made by individual owners. Commissioner Dana referred to a statement in Mr. Carlsen's letter which said that staff had denied the application. Staff Spong clarified that staff had not denied the application, and that the recommendation was to approve.

Commissioner Dana made a motion to approve the staff recommendations as written. Commissioner Ferguson seconded the motion. Commissioner Dana said that he can support the recommendation for uniformity, and that it would be more difficult to approve a proposal for double-hungs as it would disrupt the uniformity of the building. He said that he endorses the staff recommendation that the condo association come up with a plan and policy on window replacement. Commissioner Haskamp said that she was concerned about conditioning the approval based on submittal of a master plan. Commissioner Dana said that what they are saying is before any more applications can be approved, a master plan needs to be submitted. Commissioner Haskamp responded that they are then penalizing whoever submits the next application. Staff Spong said that they often ask for a letter from their association stating that they approve the application, and that they don't typically have difficulty getting these letters. Commissioner Trimble said that the plan doesn't need to have a timeline. The motion was approved 7-0.

C. 276 Exchange Street South, Irvine Park Historic District, by Bob Johnson, Forepaugh's Restaurant, for a permit to install patio pavers in the front yard of the property. HPC File #11-026 (Spong, 266-6614)

Staff Spong read the staff report, recommendations, and conditions. Commissioner Laffin asked if there was any discussion about brick clay or stone pavers. Staff Spong said that the red clay paver wouldn't be appropriate, but flagstone or limestone would be fine. The applicant will be installing it himself and has been told that he can have spaces between the pavers or have an irregular pattern. The applicant, Bob Johnson, approached the commission and took questions. Commissioner Haskamp asked Mr. Johnson if he had any concerns with the staff recommendations, and he responded no, that staff has been very helpful. Commissioner Dana asked about ADA requirements. Mr. Johnson said they were

modifying the gate and there is ramp access on the right side. Staff Spong said that the building official verbally accepted going on to the public sidewalk to access the patio. Commissioner Dana asked if a table would have to be moved for access. Mr. Johnson said yes, and that the tables can be moved. Commissioner Laffin asked when the work would be done. Mr. Johnson said as soon as possible. Commissioner Hutter made a motion to approve the staff recommendations as presented. Commissioner Mazanec seconded the motion. The motion was passed 7-0.

D. 1225 Estabrook Drive, Marjorie McNeely (Como Park) Conservatory – Individual Site, by Lunning Wende Associates, for permits to construct an addition to the Como Conservatory along with a terrace, gardens and display benches. HPC File #11-025 (Boulware, 266-6715)

Staff Boulware read the report recommending conditional approval. She showed images of the existing structure and the proposal. Commissioner Trimble asked about a past grading study that was conducted. Staff replied that the grading had changes several times over the years. Staff Spong said that several studies were conducted about the plantings, but she doesn't know what the original landscape was. Commissioner Trimble said that there was quite a bit of discussion about the angles in the design. Commissioner Laffin asked if staff accepted the architect's proposal for regrading. Staff said that based on notes from the last meetings and the pre-application review, the changes that were made satisfied the commission. Mr. Robert Lunning, project architect, and Mr. Frank Fitzgerald, landscape architect, approached the commission. Mr. Lunning said that they accept the staff recommendations. Mr. Fitzgerald provided clarification for the landscape plan. Commissioner Laffin asked how the ribs on the pavilion roof are being addressed. Mr. Lunning said that because the form of the pavilion is not parallel, the roof ribs aren't parallel so the form is actually a trapezoid. He said that it hugs the form of the production greenhouses to the left and it orients the views of the Japanese garden. Mr. Lunning said that one of the criteria is to make the Japanese garden ADA accessible from the conservatory. Commissioner Laffin asked Mr. Fitzgerald to address the staff concern about the density of plantings. He said that planting plan has changed three times, and that the current plans try to make it less formal and less of a barrier by removing some of the plantings. The plantings are located in front of the ornamental fence to make it less of a prominent feature. Commissioner Trimble asked about the grove of pine trees. Mr. Fitzgerald explained how they would be handled. Commissioner Laffin asked if there was a design for the fence. Mr. Fitzgerald said that they were using a fence design similar to an existing fence. Mr. Lunning said that they have been waiting on funding for the project which has caused a good deal of delay. Commissioner Laffin asked if the budget for the project was part of public record. Mr. Fitzgerald said that the budget was about \$2M. Staff read the written testimony into the record. Commissioner Dana made a motion based on the staff recommendations. Commissioner Trimble seconded the motion. The motion passed 7-0.

- VII. OLD BUSINESS. None stated.
- **VIII. NEW BUSINESS:** Commissioner Trimble gave a report on 3M. The water tower and Building 24 were torn down.
- **IX. ADJOUN:** 7:10

Submitted by: B. Willging